

A Baseline Report for Conservation Easement:

**Lehman Uplands Phase I Property
FINAL**



Prepared for Charles and Youngme Lehman

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1. INTRODUCTION AND OVERVIEW

1.1 Purpose of the Baseline Report

This Baseline Report supports the Lehman Uplands Phase I conservation easement and serves three primary purposes:

- documents the Conservation Values being protected by the conservation easement;
- provides information regarding the current condition of the property; and
- serves as a reference point in order to clearly document the inevitable changes on the land over time.

The Baseline Report document is an objective description of the significant features of the property, including geology and topography, soils, climate, scenic features, vegetation, wildlife, and human land uses that are protected by the easement. The conservation easement document is the source language for any management or restriction agreed to by the easement grantors and grantees. The Baseline document refers to the easement and is subordinate to the easement in any interpretation.

1.2 Property Description and Background Information

The Lehman Uplands Phase I conservation easement contains six parcels within T33N, R22E, Section 4; and T34N, R22E, Sections 28, 33, and 34. The Tax IDs are 3322041005, 3322043001, 3422282005, 3422334005, 3422331006, and 3422344005 totaling approximately 1,025.0 acres. The easement property is shrub-steppe habitat, and includes some wetland areas and riparian draws as well (Attachments A and B). The site is contiguous with public land (Washington Department of Fish and Wildlife [WDFW] and Washington Department of Natural Resources [WDNR]) to the north, east, and south (Attachment C). Predominant land use in the immediate vicinity of the Lehman Uplands property is public open space/recreation and cattle grazing, and the zoning is Methow Review District Uplands 20 (MRD UL20) with a 20-acre minimum lot size.

1.3 Property Directions and Landowner Information

The Lehman Uplands Phase I conservation easement is located off Balky Hill Rd near the town of Twisp in Okanogan County, Washington (Attachments A and C). There is no physical address associated with the site. To access the property from the town of Twisp, drive approximately 2.6 miles north on the Twisp-Winthrop Eastside Rd and turn right onto Balky Hill Rd. Travel on Balky

Hill Rd for approximately 2.4 miles, to a farm road on the left which marks the entrance to the property. The property is owned by Charles and Youngme Lehman.

1.4 Baseline Author and Methods

This Baseline Document comprises the final item to be incorporated into the easement checklist. Julie Grialou, the Conservation Biologist for the Methow Conservancy, prepared this Baseline. Julie has a B.A. in Biological Anthropology from the Harvard University (1990) and an M.S. in Wildlife Science from the University of Washington (1995). Other data collectors include Lands Program Director John Sunderland. The landowner provided content and review for the entire document. Julie reviewed the Easement Purpose, Rights, and Restrictions in order to describe the Conservation Values that the easement protects, and she used Exhibit B of the Conservation Easement (see Attachment A of this Baseline document) as a reference for the Baseline Survey conducted in spring and summer 2019 and spring 2020. Photo points were established in July 2019, using an iPhone and later transferred to ArcGIS software, with updated photos taken on May and June 2020.

2. CONSERVATION EASEMENT ABSTRACT

2.1 Purpose of Easement

The Lehman Uplands Phase I conservation easement property possesses natural, scenic, open space, agricultural and wildlife values of great importance to Grantor, the people of Okanogan County and the people of the State of Washington (collectively, "Agricultural and Critical Habitat Values"). The purpose of this Easement (the "Purpose") is to implement the mutual intentions of Grantor and Grantee to preserve and protect in perpetuity the Agricultural and Critical Habitat Values of the Protected Property described in section 1.C of the Grant Deed of Conservation Easement, and to prevent any use of, or activity on, the Protected Property that will impair or interfere with the Agricultural and other Conservation Values, to assure that:

- A. The opportunity for agricultural activity upon the Protected Property, pursuant to RCW 79A.15.130(1), be retained forever, and
 1. the grasslands of special environmental significance will be protected in order to preserve the agricultural viability and the integrity of grassland habitat on the Protected Property;
 2. the Protected Property will be preserved in order to maintain the agricultural viability of the Protected Property by protecting agricultural use and related conservation values by limiting nonagricultural uses of the land.

3. the Protected Property will be preserved for “continued production of food, fiber and forest crop, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens” (as that phrase is used in RCW 84.34 and Okanogan County Code 14.08);
- B. the Protected Property will be preserved for the scenic enjoyment of the general public (as that phrase is used in Section 170(h)(4)(A)(iii)(I) of the Internal Revenue Code) and will yield a significant public benefit;
- C. The Protected Property will be retained forever predominantly in its existing condition as "a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem," (as that phrase is used in 26 U.S.C. § 170(h)(4)(A)(ii), as amended and in regulations promulgated under this law);
- D. To further the Purpose of this Easement, the Parties have developed an Agricultural Land Easement Plan for management and stewardship of the Protected Property (the “ALE Plan”), as further described in Section IV.B. of the Grant Deed of Conservation Easement. The ALE Plan was prepared in consultation with and approved by NRCS, developed using the standards and specifications of the NRCS Field Office Technical Guide and 7 CFR part 12 in effect on the Effective Date of this Easement, and approved by RCO. This plan was developed using Resource Planning Criteria for RMS (Resource Management System) found in the Field Office Technical Guide, Section III, to preserve and improve the integrity of the natural habitat of the Protected Property while recognizing the continued agricultural use of the Protected Property. Grantor intends that the ALE Plan (including specifically the Grassland Management and Fish and Wildlife component plans) will confine the use of, or activity on, the Protected Property to agricultural uses consistent with the protection of the Conservation Values of the Easement.

2.2 Legal Description and Title Exceptions

See Exhibit A of the Conservation Easement.

2.3 Easement Restrictions

The Grantor acknowledges and agrees to certain uses and activities inconsistent with the purpose of the Conservation Easement. See the full text of the Grant Deed for Conservation Easement for descriptions of these restrictions.

2.4 Reserved Rights or Special Conditions

The grantor reserves certain rights and conditions as per the Grant Deed of Conservation Easement. See the full text of the Grant Deed for Conservation Easement for descriptions of these reserved rights. Also, the grantor retains the right to enhance the Conservation Values pursuant to the Easement's mutually-approved (by Grantor and Grantee) ALE Plan.

3. PROPERTY DESCRIPTION

3.1 Physical Features of Property

3.1.1 Geology and Topography

The Lehman Uplands Phase I easement property and the larger Methow Valley are within the 100-mile wide northern part of the Cascade Mountains geologic province (Alt and Hyndman 1984). High mountain peaks, volcanism, plutonic activity, and extensive glaciation characterize this province. In the Methow Valley, recession of the 4,500 foot thick Cordilleran Ice Sheet about 13,000 years ago left behind the steep hillsides and broad valley floor characteristic of the area (Portman 1993). The Lehman property is characteristic of valley hillside topography carved from glacial retreat and glacial meltwaters. Geology of the central portion of the Lehman property consists of rocks and deposits from the Pipestone Canyon Formation (mostly sedimentary in nature) from the Paleocene period (66 to 56 million years ago) represent most of the surface geology of the property (WDNR 2016). The northern and southern portions of the property consist of rocks and deposits from the Newby Group (volcanic and sedimentary in nature) from the Cretaceous-Jurassic Period (201 to 79 million years ago).

The Lehman Uplands Phase I easement property is comprised of hilly topography and includes two highpoints, one on the land north of Balky Hill Rd, and one south of Balky Hill Rd. The area north of Balky Hill Rd includes various aspects, while the land south of the road is mostly north-facing (Attachment B). Elevation ranges from 2,520 ft to 3,270 ft. Conservation easement restrictions on road building, motorized off-road vehicle use, and other land-disturbing activities are intended to preserve the geological and topographic features of the property.

3.1.2 Soils

The NRCS soil survey identifies nine soil types on the Lehman Uplands Phase I easement property (NRCS 2018; Table 1; Attachment D). Almost all of these types are part of the Newbon series and are well-drained gravelly loams formed from glacial till.

Table 1. Soil series and acreage for the Lehman Uplands Phase I conservation easement property.

Map Unit Symbol #	Series Name	Acres	Percent of Property	Prime, Unique, or Statewide Important?
247	Conconully gravelly ashy loam, 0 to 8 percent slopes	0.6	0.1%	Prime if irrigated
248	Conconully gravelly ashy loam, 8 to 15 percent slopes	0.5	0.1%	Unique
413	Newbon loam, 15 to 25 percent slopes	11.6	1.1%	Unique
414	Newbon gravelly loam, 0 to 8 percent slopes	69.3	6.8%	Prime if irrigated
415	Newbon gravelly loam, 8 to 25 percent slopes	126.3	12.3%	Unique
416	Newbon gravelly loam, 25 to 45 percent north slopes	115.4	11.3%	No
417	Newbon gravelly loam, 25 to 45 percent south slopes	512.5	50.0%	No
418	Newbon gravelly loam, 0 to 45 percent slopes, extremely stony	2.7	0.3%	No
419	Newbon very gravelly loam, 25 to 65 percent slopes, eroded	186.0	18.2%	No
		Total:	1,025.0	100%

Source: NRCS 2018, Soil Survey Geographic database
'LESA = Land Evaluation and Site Assessment

Soil quality on the easement property was identified using the NRCS Land Evaluation and Site Assessment (LESA) system (NRCS 2018). LESA ranks soils into Prime, Unique, and Statewide Important categories based on a relative value that is derived from criteria contained in the original Soil Survey of Okanogan County, Washington. Criteria are land capability, potential or productivity, and number of acres. NRCS (2018) defines the three categories as follows:

Prime Farmland: land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is available for these use;

Unique Farmland: land other than Prime Farmland that is used for the production of specific high-value food and fiber crops; and

Statewide Important: does not meet the criteria for Prime or Unique Farmland, but nearly meets the requirements for Prime Farmland and economically produces high yield crops when treated and managed according to acceptable farming methods.

Areas are considered “Important Farmland” if they fall into one of the three categories above.

Approximately 13.5% percent of the Lehman Uplands Phase I easement area contains Unique soils, and 6.9% contains Prime if Irrigated soils, and none of the soils are considered Statewide Important (Table 1).

Decades of cattle grazing on the property have caused slight to moderate soil compaction within riparian and meadow areas, and sheet and rill erosion in some hillside areas, as described in the ALE Plan for the property. The conservation easement regulates grazing and other activities that could alter landforms and compact or erode soils, in order to protect farmland soil quality.

3.1.3 Climate

Climate information for the Lehman Uplands Phase I easement property is based on Western Regional Climate Center data collected from the nearest weather station (Winthrop 1 WSW) between the year 1906 to 2016 (WRCC 2019). The weather station is located near the town of Winthrop and is approximately 9 miles north of the easement property. The climate in the area is generally warm and dry in summer and cold in winter. The average high is 86.6° F in July and 28.7° F in January. Average nightly lows are 49.8° F in July and 10.5° F in January. Annual total precipitation averages 14.07 inches, with precipitation falling primarily in the form of snow. Most of the snowfall occurs between November and March. Some rainfall occurs in the fall, early winter, and spring, and occasional heavy thunder showers occur in the summer.

3.1.4 Aquatic Resources

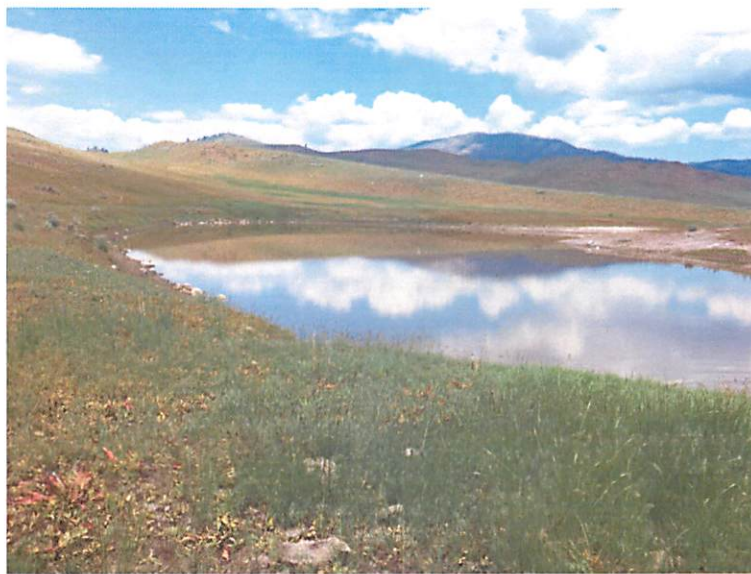
Aquatic resources on the Lehman Uplands Phase I easement property include two unnamed small, seasonal streams and a fork of one of these streams; three springs; and two ponds (North Mudhole and South Mudhole) (Attachment E). In addition to the two ponds, the National Wetlands Inventory identifies three other wetland areas (freshwater emergent wetland types), for a total of approximately 5.7 wetland acres on the site.

The easement property is within the middle Methow River subwatershed of the Methow River Subbasin, Water Resource Inventory Area (WRIA) 48. This subwatershed encompasses the mainstem Methow River from river mile 40.85 to river mile 50.0 and includes Class A Waters (Washington DOE 1990), which have the general characteristic of exceeding the requirements for all

or substantially all human uses. This portion of the river also provides habitat for threatened and endangered salmonid species.

Surface water flows in this section of the river come primarily through snowmelt and groundwater, and peak flows generally occur between early May and mid-June. The US Geological Survey (USGS) mainstem Methow gaging station (Station No. 12449500) nearest to the Lehman Uplands Phase I easement property indicates peak stream flows between 4,480 and 40,800 cubic feet per second (cfs) for the time period from 1920 to 2017 (USGS 2019).

Decades of cattle grazing on the Lehman Uplands Phase I easement property have caused bank erosion along portions of the seasonal streams and the two mudholes. Easement restrictions on grazing in and near aquatic resources and restrictions on other soil-disturbing activities are intended to protect the aquatic resources on the easement property.



Bank erosion at South Mudhole (photo taken May 2019).

3.1.5 Scenic

The open, undeveloped, scenic hillsides on the Lehman Uplands Phase I conservation easement property are visible from Balky Hill Rd, a public roadway that provides access to recreational lands of the Okanogan National Forest. The property is also visible from surrounding and nearby public and private lands, including lands owned by the Washington Department of Fish and Wildlife and Washington Department of Natural Resources. As such, the property provides scenic values to the people of Washington and out-of-state visitors that use this area. Provisions of the conservation

easement, including prohibitions on residential development, will serve to maintain these scenic views.

3.2 Ecological Features of Property

3.2.1 Vegetation

The Lehman Uplands Phase I easement property contains six vegetation types: Shrub-steppe, Aspen-dominated Riparian, Shrub-dominated Riparian, Semi-wet Meadow, Conifer Stand, and Upland Aspen (Table 3 and Attachment F). Vegetation in most areas of the property has been affected by cattle grazing that has occurred over the past approximately 100 years on the site, and also by the 2014 Carlton Complex Fire that swept through the property.

Table 3. Vegetation types and acreages on the Lehman Uplands Phase I conservation easement property.

<u>Vegetation Type</u>	<u>Acres</u>	<u>Percent of Property</u>
Shrub-steppe	997.4	97.3%
Aspen-dominated Riparian	15.1	1.5%
Shrub-dominated Riparian	1.2	0.1%
Semi-wet Meadow	8.9	0.9%
Conifer Stand	2.2	0.2%
Upland Aspen	0.2	< 0.1%
Total:	1,025	100%

A review of the Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species Database (WDFW 2018) and the Washington Department of Natural Resources Natural Heritage Database (WDNR 2019) indicated no property specific point occurrences for rare plants or plant communities. One Priority Habitat, shrub-steppe, is present on the site. Descriptions of each of the vegetation types on the site are provided in the following sections, and a list of plants known or likely to occur on the property is included in Appendix A.

Shrub-Steppe

Shrub-steppe is a mixture of perennial forbs and grasses with a discontinuous over-story layer of native shrubs. Shrub-steppe is considered a Priority Habitat by the WDFW (2019) and the Washington Native Plant Society WNPS (2011). In the Columbia Basin, habitat conversion has resulted in the loss of 60 percent of the original area covered by shrub-steppe (Dobler et al. 1996).

Approximately 997 acres (97.3%) of the Lehman Uplands Phase I easement property is within the shrub-steppe vegetation type (Table 4 and Attachment F). Dominant native vegetation includes sagebrush (*Artemisia tridentata* and *tripartita*) and bluebunch wheatgrass (*Pseudoroegneria spicata*), *Lomatium* species, buckwheat (*Eriogonum*) species, arrowleaf balsalmroot (*Balsamorhiza sagittata*), and lupine (*Lupinus perrenes* and *albus*). Other fairly common native species include Thurber's needlegrass (*Achnatherum thurberianum*), Idaho fescue (*Festuca idahoensis*), and phlox species. Serviceberry (*Amelanchier alnifolia*) and snowberry (*Symphoricarpos albus*) are present in the moister micro-sites. Ponderosa pine (*Pinus ponderosa*) occurs as individual trees and is uncommon. Unlike the majority of shrub-steppe in the Methow Watershed, bitterbrush (*Purshia tridentata*) is uncommon and occurs mostly on the dry, rocky areas with shallow soils as stunted or dwarf antelope bitterbrush and in conjunction with mostly Sandberg bluegrass (*Poa secunda*) and several buckwheat species (*Eriogonum* spp.) (NRCS 2019).



Shrub-steppe on the easement property (photo taken May 2019).

Non-native species are widely distributed within the shrub-steppe vegetation type and are especially abundant in former dryland agricultural fields and on the more mildly-sloping topography where historic livestock grazing has been more intense. However, non-native species are rare on the hillside south of Balky Hill Rd, which has received much less historic cattle grazing than other portions of the site. Areas dominated by whitetop (*Cardaria droba*), a Class C weed, cover approximately 123 acres (See Attachment G). Non-native pasture grasses, such as cheatgrass (*Bromus tectorum*), Japanese

brome (*Bromus japonicus*) and bulbous bluegrass (*Poa bulbosa*), are widely-distributed north of Balky Hill Rd. Tumble mustard (*Sisymbrium altissimum*) and knapweed (*Centaurea spp.*) are common in some areas and absent from other areas.

Aspen-dominated Riparian

The Aspen-dominated Riparian vegetation type covers approximately 15 acres (1.5%) of the Lehman Uplands Phase I easement area (Table 3 and Attachment F). Apart from the lower portion of the Reeves' riparian area, the riparian draws are dominated by (*Populus tremuloides*), with an understory dominated by wild rose (*Rosa spp.*), with snowberry also common (Attachment F). The 2014 Carlton Complex burned through these areas, resulting in mortality of most of the vegetation in these areas. However, as species adapted to fire, the aspen, rose, and other species sprouted following the fire and now are densely-distributed in these areas. The main non-native species in the Aspen-dominated Riparian areas are Kentucky bluegrass (*Poa pratensis*), quackgrass (*Elymus repens*), and Canada thistle (*Cirsium arvense*). Canada thistle is especially common in the Hocum riparian area.



View into aspen-dominated riparian on the easement property (photo taken May 2019).

Shrub-dominated Riparian

The Shrub-dominated Riparian vegetation type covers approximately 1.2 acres (< 0.1%) of the Lehman Uplands Phase I easement area (Table 3 and Attachment F). This vegetation type occurs in the lower portion of the Reeves' riparian area and is dominated by blue elderberry (*Sambuca caerulea*), wild rose, snowberry, and chokecherry (*Prunus virginiana*) with cattail (*Typha latifolia*) also present.

Non-native species include bulbous bluegrass, cheatgrass, smooth brome (*Bromus inermis*), Canada thistle, and whitetop.



Shrub-dominated riparian on the easement property (photo taken June 2019).

Semi-wet Meadow

The Semi-wet Meadow vegetation type covers approximately 8.9 acres (0.9%) of the Lehman Uplands Phase I easement area (Table 3 and Attachment F). This vegetation type occurs in relatively flat topography. The dominant native vegetation is sedge (species unknown), with Great Basin wildrye (*Leymus cinereus*) common in some areas. Non-native species include whitetop, quackgrass, unknown annual grasses, clover sp., curly dock (*Rumex crispus*), and Canada thistle. The semi-wet meadow southeast of South Mudhole contains extensive knapweed.



Semi-wet meadow on the easement property (photo taken May 2019).

Conifer Stand

A stand of conifers (2.2 acres) is present in the upper slopes above Balky Hill Rd (Table 3 and Attachment F). All of the trees were killed in the 2014 Carlton Complex fire, and it is unclear whether they are Ponderosa pine or Douglas fir (*Pseudotsuga menziesii*). Fireweed (*Chamaenerion angustifolium*) and snowberry are growing in the understory.



View of burned conifer stand (in the distance) on the easement property (photo taken July 2018).

Upland Aspen

Within the uplands, there is one stand of aspen (0.2 acres) on the Lehman Uplands Phase I conservation easement area (Table 3 and Attachment F). The understory of this aspen stand is dominated by wild rose and snowberry.



Upland aspen stand on the easement property (photo taken May 2019).

3.2.2 Wildlife

The large land area and relatively-intact habitats on the Lehman Uplands Phase I easement property provide valuable habitat for a wide diversity of wildlife. Shrub-steppe associated wildlife species known or expected to occur on the property include such species as the mule deer, coyote, pocket gopher, badger (possibly), golden eagle, dusky grouse, vesper's sparrow, Brewer's sparrow, western meadowlark, rattlesnake, gopher snake, and tiger salamander. The aspen and shrub-dominated riparian areas provide essential forage and cover for mammals, birds, amphibians, and reptiles; as well as nesting sites for warblers and other songbirds. Warblers can achieve high densities in this habitat type and the berry-producing shrubs and the forbs that remain green through the summers provide forage for deer, moose, and numerous other species. The ponds on the site provide habitat for waterfowl and amphibians; including tiger salamanders, long-toed salamanders, and western toads.

Threatened, Endangered, and Other Key Wildlife

Table 4 includes a list of threatened, endangered, and state candidate and monitor species known or likely to occur on the Lehman Uplands Phase I property. In addition to those species included in the table, gray wolves (state- and federally-listed as endangered) have been observed in the general vicinity and may occasionally use the site. More importantly to wolves, however, the easement site is of great importance to the key prey of wolves, mule deer. The site provides critical mule deer winter range, fawning habitat, and spring range; and large numbers of mule deer are regularly observed on the site in winter and early spring (WDFW 2019).

Table 4. Federally and state-listed endangered, threatened, candidate, and monitor wildlife species known or expected to occur on the Lehman Uplands Phase I easement property.

Species			
Common Name	Scientific Name	Federal Status	State Status
Golden eagle	<i>Aquila chrysaetos</i>	none	candidate
Western toad	<i>Anaxyrus boreas</i>	none	candidate
Bald eagle	<i>Haliaeetus leucocephalus</i>	species of concern	sensitive
Peregrine falcon	<i>Falco peregrinus</i>	species of concern	sensitive
American badger	<i>Taxidea taxus</i>	none	monitor
Western bluebird	<i>Sialia mexicana</i>	none	monitor

The easement site is also a historic Columbia sharp-tailed grouse (state-listed as endangered) regular small concentration area, as identified by WDFW Priority Habitats and Species (PHS) data (2019), contains the last known lek site for this species in the Methow Valley, and is a potential re-introduction area for the species (Schroeder pers. comm. 2016). The state sharp-tailed grouse recovery plan identifies grouse re-introduction as a key strategy to recovery of the species (Stinson and Schroeder 2012).

Wildlife in the area are sensitive to the impacts of development, which include habitat loss and habitat degradation from weed invasion, soil compaction, soil erosion, and human disturbance. Prohibitions and restrictions on residential development, road construction, motorized recreation, and other activities are intended to preserve the valuable wildlife habitats found on the easement property. In addition, changes in the grazing regime, as described in the ALE Plan, are intended to improve wildlife habitat on the property.

Habitat Corridor and Habitat Connectivity

The project site is one of the largest pieces of private, undeveloped shrub-steppe habitat in the valley and is an important part of a critical cross-valley wildlife movement corridor and wildlife habitat linkage for wolves, Canada lynx, bears, cougar, mule deer, and other wide-ranging species (Attachment H). By prohibiting residential development on the project site, the conservation easement completes protection of this corridor; allowing wildlife to cross protected land extending from the mountains and hillsides on the opposite side of the valley, across the Methow River, through the shrub-steppe hillsides of the Lehman easement property, and up to higher elevation conifer forests on National Forest land.

3.3 Land Use and Human-Made Features

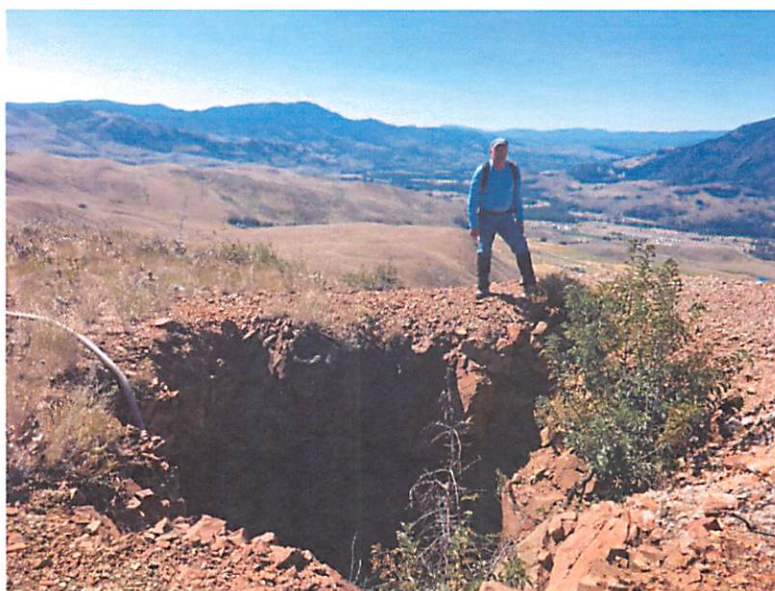
The Lehman Uplands Phase I easement property was acquired by the Lehman family over an approximately 20-year period, from the 1930's into the 1950's. The Property includes several old homesteads, including the Hocum, Young and Reeves homesteads. This property was used by the original homesteaders for dryland hayfields and cattle pasture. The homesteaders mostly sold out or abandoned their homesteads after the drought years of the 1930's.

Since acquiring ownership, the Lehman family used the land for seasonal cattle grazing until 2014, when the family sold their cattle herd. The Lehman family originally grazed yearlings prior to sale as

two-year-olds, and grazed 100-130 yearlings. In the mid-80's they switched to a cow/calf operation, and grazed 50-70 head through the grazing season.

Cattle were not grazed on the land from 2015-2017, so the area could recovery from the 2014 Carlton Complex fire. Since 2018, the property has been leased to other cow/calf operations, though no cattle have been on the ground for the 2019 grazing season.

Infrastructure on the Lehman Uplands Phase I easement property includes farm roads and associated culverts and cattle guards, barbed wire fencing, livestock watering troughs, spring boxes, a pipeline, and a well and associated solar panels (Attachment H). Two former mine shafts, one of which still includes an open hole, are present on the portion of the property that is south of Balky Hill Rd.



Old mine shaft on the easement property (photo taken July 2018).

4. LANDOWNER STATEMENT

The landowner, Charlie Lehman, provided the following landowner statement regarding their purpose and intent for establishing a conservation easement on their property:

"Youngme and I have been happy with the Conservation Easement with the Conservancy on our valley bottom ground that was completed in 2006, so when the time came to decide what to do with our upland property, we decided to work with the Conservancy toward an outcome that avoids dividing up the land and preserves the agricultural use of the property. With the sale of a conservation easement to the Conservancy, if we decide to sell down the road we can afford to sell it at a price that another rancher can afford to pay for grazing land."

5. COMPLIANCE WITH ACEP BASELINE REPORT REQUIREMENTS

This section lists each ACEP baseline report requirement and how this document meets those requirements.

A. Location map

See Attachments B, C1, and C2.

B. Land use/ land cover map (major land uses: cropland pasture, hay land, forest, rangeland, farmstead, buffers along streams, water bodies, sinkholes, and wetlands)

The land is used as range for cattle. There are no farmstead zones. See Attachments A, E, and F for streams, buffers, wetlands, and vegetation types.

C. Soils map and legend with prime, unique, and important soils designated

See Attachment D.

D. National wetlands inventory map and legend (if applicable)

See Attachment E.

E. Floodplain map (if applicable)

N/A - there are no identified floodplains on the easement site.

F. Field crops grown and rotations

There are no field crops being grown under the current agricultural operations.

G. Conservation practices (structural practices such as diversions, terraces, and grassed waterways and management practices such as conservation tillage, nutrient management, and integrated pest management)

See Attachment L, Lehman Uplands ALE Plan (NRCS 2019).

H. Hay crops grown and condition (for example, 75 percent stand of 70 percent timothy and 30 percent red clover)

There are no field crops being grown under the current agricultural operations.

I. Pasture and condition (for example, 80 percent stand of 60 percent orchard grass and 40 percent white clover)

There is no pasture. For rangeland condition, see the ALE Plan.

J. Grassland or range species and condition (for example, switch grass, big bluestem, indian grass in fair condition)

See Attachment L, Lehman Uplands ALE Plan.

K. Grasslands of special environmental significance description and location (if applicable)

See Attachment L, Lehman Uplands ALE Plan.

L. Forest species, average diameter and height

The site contains no forested habitat but does contain a single small stand (2.2 acres) of conifers within a larger shrub-steppe habitat. All of the trees within the stand were killed in the 2014 Carlton Complex fire.

M. Irrigation rights and volume of irrigation water rights to be retained for the easement;

See the Lehman Uplands Conservation Easement, Exhibit D for water rights information. Note that water is used for livestock watering only (not for irrigating pasture).

N. Critical nesting habitat for declining grassland bird populations or other designated critical habitat areas

See Section 3.2.2 for information on the state-listed Columbia sharp-tailed grouse. Note that changes in the grazing regime as part of the conservation easement are expected to improve sharp-tailed grouse habitat. The easement property does not provide critical habitat for other declining grassland bird species.

O. Special features for which the parcel is being protected, such as historical or archeological resources
None

P. All physical structures, infrastructure and improvements, including but not limited to houses, barns, sheds, corrals, fences, ponds, watering facilities, and roads
See Section 3.3 and Attachment I.

Q. Animal Inventory (for example, 100 mature dairy cows, 25 dairy heifers, and 25 female dairy calves)
At the time of this baseline report (May 2020), there were no cows or other livestock on the easement property. The leasee plans to graze up to 30 cow-calf pairs on the site later this year, consistent with the grazing rotation outlined in the ALE Plan.

R. Animal Waste Storage and Handling
Livestock roam the easement for a limited time period during spring, summer, and fall according to the schedule in the ALE Plan. There are no winter feeding areas or livestock enclosures on the site. For these reasons, there is no need for animal waste storage or handling. Riparian exclusion fencing is being installed to insure high water quality.

S. Potential Problem Areas (concentrated flow areas, heavy use areas, pesticide mixing and storage areas, underground storage tanks, septic systems, wetlands, riparian areas, stream banks, shorelines)
The potential problem areas and resource concerns are described in detail in Attachment L, the ALE Plan.

6. REFERENCES

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APPENDIX A. Plant species known or likely to occur on the Lehman Uplands Phase I property.

Trees

Quaking aspen (*Populus tremuloides*)
Ponderosa pine (*Pinus ponderosa*)
Mountain alder (*Alnus incana* ssp. *tenuifolia*)
Water birch (*Betula occidentalis*)

Shrubs

MacKenzie willow (*Salix prolixa*)
Black hawthorn (*Crataegus douglasii*)
Blue elderberry (*Sambuca caerulea*)
Chokecherry (*Prunus virginiana*)
Mock orange (*Philadelphus lewisii*)
Red-osier dogwood (*Cornus sericea*)
Wild rose (*Rosa* spp.)
Serviceberry (*Amelanchier alnifolia*)
Squaw currant (*Ribes cereum*)
Bitterbrush (*Pursia tridentata*)
Sagebrush (*Artemisia tridentata* and *tripartita*)
Snowberry (*Symphoricarpos albus*)
Oregon grape (*Berberis aquifolium*)

Forbs

Mariposa lily (*Calochortus macrocarpus*)
Brodiaea (*Brodiaea douglasii*)
Yellow bell (*Fritillaria pudica*)
Bluebells (*Mertensia longiflora*)
Cryptantha (*Cryptantha glomerata*)
Arrow-leaved balsamroot (*Balsamorhiza sagittata*)
Little sunflower (*Helianthus uniflora*)
Wyethia/Mule's ears (*Wyethia amplexicaulis*)
Small-flowered blue-eyed Mary (*Collinsia parviflora*)
Lupine (*Lupinus perrenes* and *albus*)
Meadow death camas (*Zigadenus venenosus*)
Cat's ear lily (*Chalochortus lyallii*)
Cattail (*Typha latifolia*)
Yarrow (*Achillea millefolium*)
Thread-leaved phacelia (*Phacelia linearis*)
White-leaved phacelia (*Phacelia hastata*)
Chelan penstemon (*Penstemon pruinosus*)
Thompson's paintbrush (*Castilleja thompsonii*)
Scarlet paintbrush (*Castilleja miniata*)
Big buckwheat (*Eriogonum heracleoides*)
Thyme buckwheat (*Eriogonum thymoides*)
Strict buckwheat (*Eriogonum strictum*)

APPENDIX A (continued)

Forbs (continued)

Northern buckwheat (*Eriogonum compositum*)
Snow buckwheat (*Eriogonum nivium*)
Sulfur buckwheat (*Eriogonum umbellatum*)
Cushion buckwheat (*Eriogonum ovalifolium*)
Yellow fleabane (*Erigeron linearis*)
Longleaf fleabane (*Erigeron corymbosus*)
Spreading fleabane (*Erigeron divergens*)
Threadleaf fleabane (*Erigeron filifolius*)
Larkspur (*Delphinium nuttallianum*)
Prairie star flower (*Lithophragma* spp.)
Lemonweed/puccoon (*Lithospermum ruderales*)
Spring gold (*Lomatium ambiguum*)
Fern-leaved desert-parsley (*Lomatium dissectum*)
Narrow-leaved desert-parsley (*Lomatium triternatum*)
Bigseed desert-parsley (*Lomatium macrocarpum*)
Salt and pepper (*Lomatium gormanii*)
Fireweed (*Chamaenerion angustifolium*)
Sagebrush stickseed (*Hackelia arida*)
Collomia (*Collomia grandiflora* and *linearis*)
Rosy pussytoes (*Antennaria microphylla*)
Low pussytoes (*Antennaria dimorpha*)
Scarlet gilia (*Ipomopsis aggregata*)
Shooting star (*Dodecatheon pulchellum*)
Spring beauty (*Claytonia lanceolata*)
Bitterroot (*Lewisia rediviva*)
Alumroot (*Henckera cylindrica*)
Stonecrop (*Sedum* spp.)
Aster (*Aster* spp.)
Oregon sunshine (*Eriophyllum lanatum*)
Groundsel (*Senecio* spp.)
Hawksbeard (*Crepis* spp.)
Microsteris (*Microsteris troximoides*)
False dandelion (*Agoseris glauca*)
Milk vetch (*Astragalus* spp.)
False Solomon's seal (*Smilacina racemosa*)
Star-flowered Solomon's seal (*Smilacina stellata*)
Stonecrop (*Sedum* sp.)

Native Grasses

Bluebunch wheatgrass (*Pseudoroegneria spicata*)
Idaho fescue (*Festuca idahoensis*)
Great Basin wildrye (*Leymus cinereus*)
Sandberg's bluegrass (*Poa secunda*)

APPENDIX A (continued)

Native Grasses (continued)

Needle and thread (*Stipa comata*)
Thurber's needlegrass (*Achnatherum thurberianum*)
Bottlebrush squirreltail (*Elymus elymoides*)
Prairie junegrass (*Koeleria macrantha*)
Sand dropseed (*Sporobolus cryptandrus*)
Pinegrass (*Calamagrostis rubescens*)

Non-native Grasses

Kentucky bluegrass (*Poa pratensis*)
Crested wheatgrass (*Agropyron cristatum*)
Annual ryegrass (*Lolium multiflorum*)
Intermediate wheatgrass (*Thinopyrum intermedium*)
Bulbous bluegrass (*Poa bulbosa*)
Cheatgrass (*Bromus tectorum*)
Japanese brome (*Bromus japonicus*)
Quackgrass (*Agropyron repens*)
Alfalfa (*Medicago sativa*)
Orchardgrass (*Dactylis glomerata*)
Smooth brome (*Bromus inermis*)
Sheep fescue (*Festuca ovina*)

Weeds

Knapweed (*Centaurea spp.*)
Canada thistle (*Cirsium arvense*)
Curly dock (*Rumex crispus*)
Whitetop (*Cardaria draba*)
Tumble mustard (*Sisymbrium altissimum*)
Mullein (*Verbascum thapsus*)
Common burdock (*Arctium minus*)
Kochia (*Bassia scoparia*)
Pigweed (*Amaranthus sp.*)
Horseweed (*Conyza canadensis*)
Salsify (*Tragopogon porrifolius*)
Annual non-native sage sp. (*Artemisia sp.*)